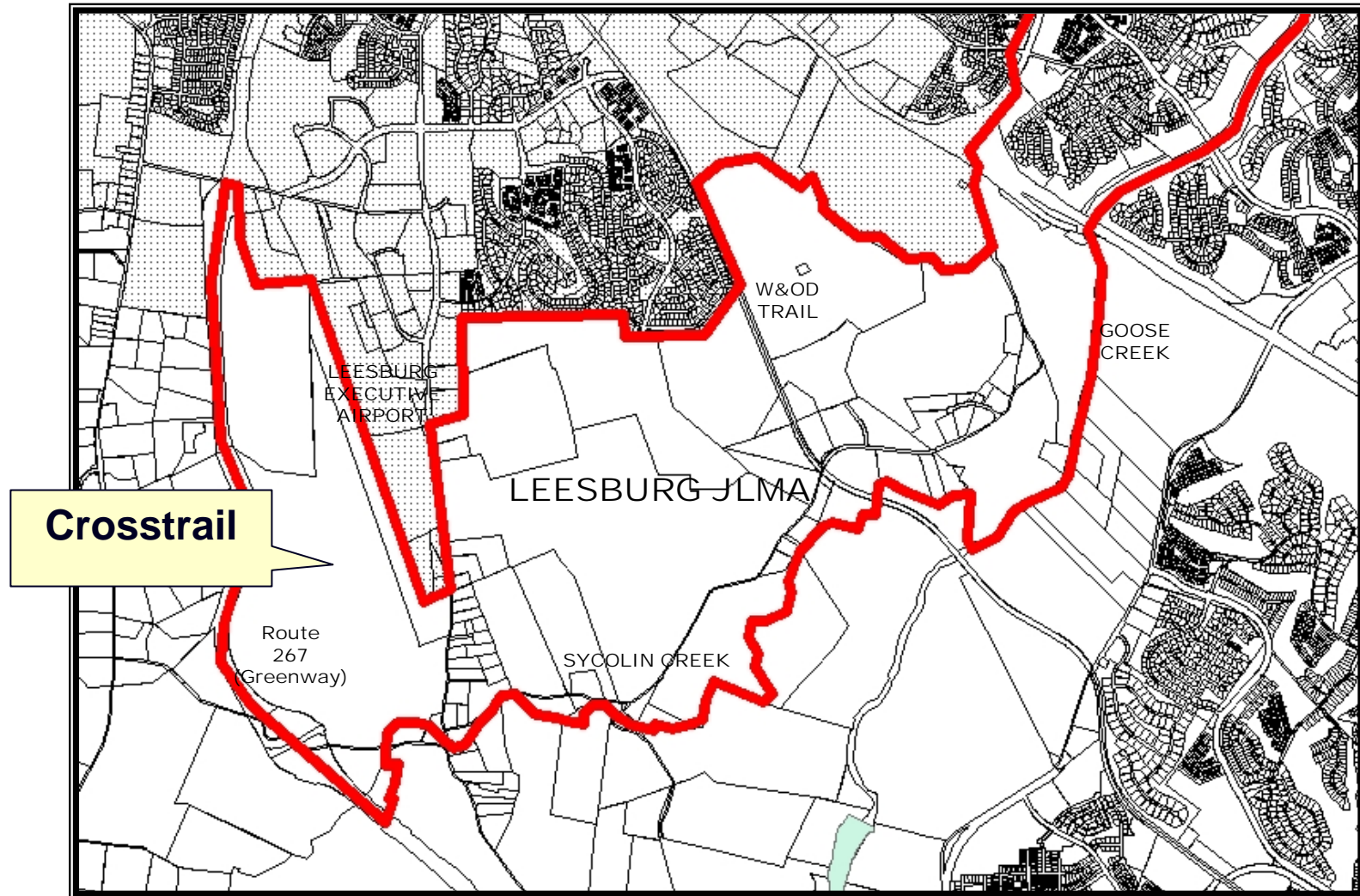


**CPAM 2006-0002**  
**Crosstrail**

**Board of Supervisors Public Hearing**  
**November 14, 2006**

# Leesburg JLMA



# Crosstrail

## Comprehensive Plan Amendment

Board of Supervisors action on May 16, 2006 to:

- 1) Process proposed plan amendment language relating to the Crosstrail proposal concurrently with the rezoning.

And

- 2) Initiate joint planning effort with Town of Leesburg for the remainder of the JLMA when Crosstrail review is complete.

# Current Policy

- Land Use Designation of Business Employment/Keynote with relative land use mix
- Town is Designated provider of utilities unless Town and County decide on different provider

# **Proposed Plan Amendments**

## **Revised General Plan**

## **Toll Road Plan**

## **Countywide Transportation Plan**

- **Amend RGP and TRP planned land use designations on maps from Business Employment/Keynote to Business**
- **Amend policies to provide specific land use mix for the Crosstrail property**
- **Amend policies to allow either Town or LCSA to serve property with utilities**
- **Amend CTP map and appendix to include access ramps and collector road**

# CPAM

## Planning Commission Review

- Public Hearing on June 19, 2006
- Worksessions on July 6, 17, and September 11, 2006
- Recommendation - Approval of CPAM language as proposed.
  - Further recommendation to designate the LCSA as the provider of utilities in the Leesburg JLMA
  - PC report to the Board

# **CPAM**

## **Board of Supervisors**

### **Review**

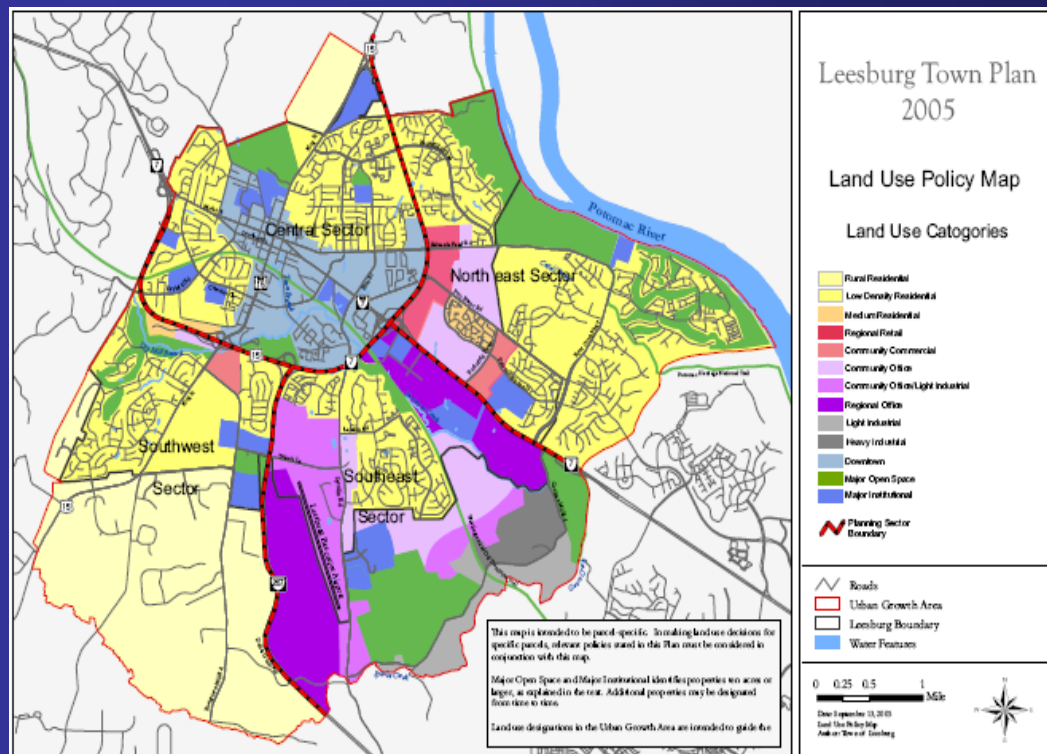
- Transportation/Land Use Briefing on October 23, 2006
- BLA Item on BOS business at November 8, 2006
- Joint Town Council/Board of Supervisors meeting on November 8, 2006

# Overview of CPAM Issues

- Land Use
  - Conversion from Business Employment use to mixed use development
  - Airport Impacts
  - Unique Business Community land use mix for only this site
- Utility
  - Provider of Utilities to the JLMA
  - Long Term Implications for Annexation

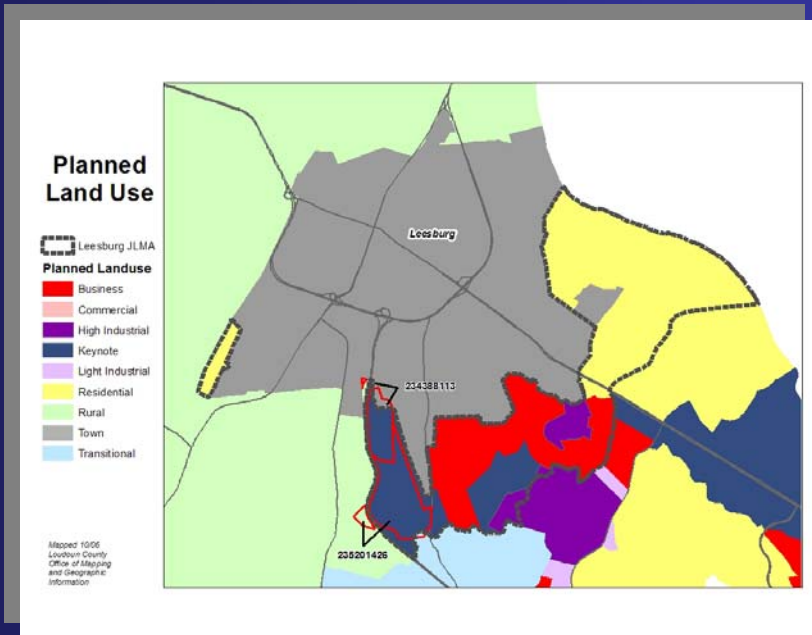


# Leesburg

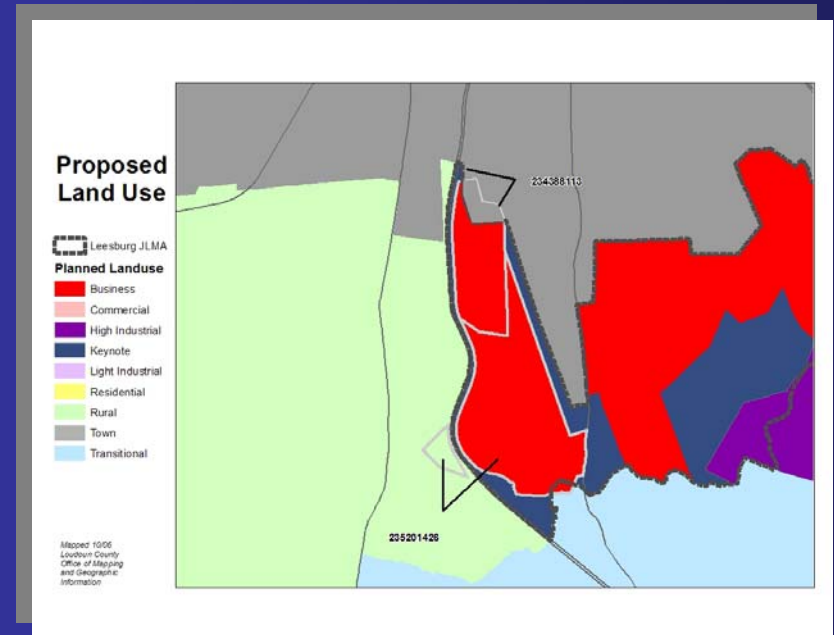


# Current and Proposed Land Use Designation

## Current



## Proposed



# Land Use Mix

## 1. Site Specific

## 2. Introduction of Residential

- Existing Keynote/Business Employment

Up to:

- 85% Office
- 20% Retail
- 75% Light Industrial
- No residential

- Proposed Business

Up to:

- 50% Office and Retail
- 10% Neighborhood Retail
- 30% Light Industrial
- 50% Residential

# Impact on Leesburg Airport

## Scope of Operations

- Full Service General Aviation (GA) Airport
  - Private, corporate, & transient aircraft
  - Terminal operations
    - Flight services – flight plan filing, Notices to Airman
    - Weather support
    - Customs services
  - Repairs & Maintenance – airframe, power plant, avionics
  - Catering
- Two (2) flight schools



# Significance

- Reliever – National Airspace System
  - GA alternative to IAD
  - Issues - jet blast effects & vortices
  - Direct results
    - Increased taxi distances
    - Increased takeoff separations
  - Impacts
    - Inefficiencies
    - Congested airspace
    - Delays w/ ripple effects
- 2004 State Economic Impact Study
  - 125 on-airport jobs (over 600 on and off airport jobs)
  - Almost \$17 million in wages
  - \$40.6 million in on-airport, off-airport, and spin-off impacts



# Airport Improvements

- Future Master Plan projects
  - Precision instrument approach
  - Runway extension & realignment of Sycolin Road
  - Need to expand for growth – additional 40 acres needed
- Grants
  - FAA would likely fund 95 percent with added funding from the State
  - Nearly \$24 million since 1982
  - Approximately \$1 million annually
  - Grant obligations





# Compatibility Issues

- Land Use
- Heights - 14 CFR Part 77
- Safety
- Noise contours (average noise)
- Noise spikes & nuisance noise



# Noise Spikes & Nuisance Noise

- Overflight
  - Overhead pattern
  - Entering the traffic pattern from the west
  - MedEvac (direct overflight)
  - Departures (immediate right turn)
  - Missed approach (right turn)
  - Circling maneuvers (to the west)
- Nighttime engine runs (maintenance)

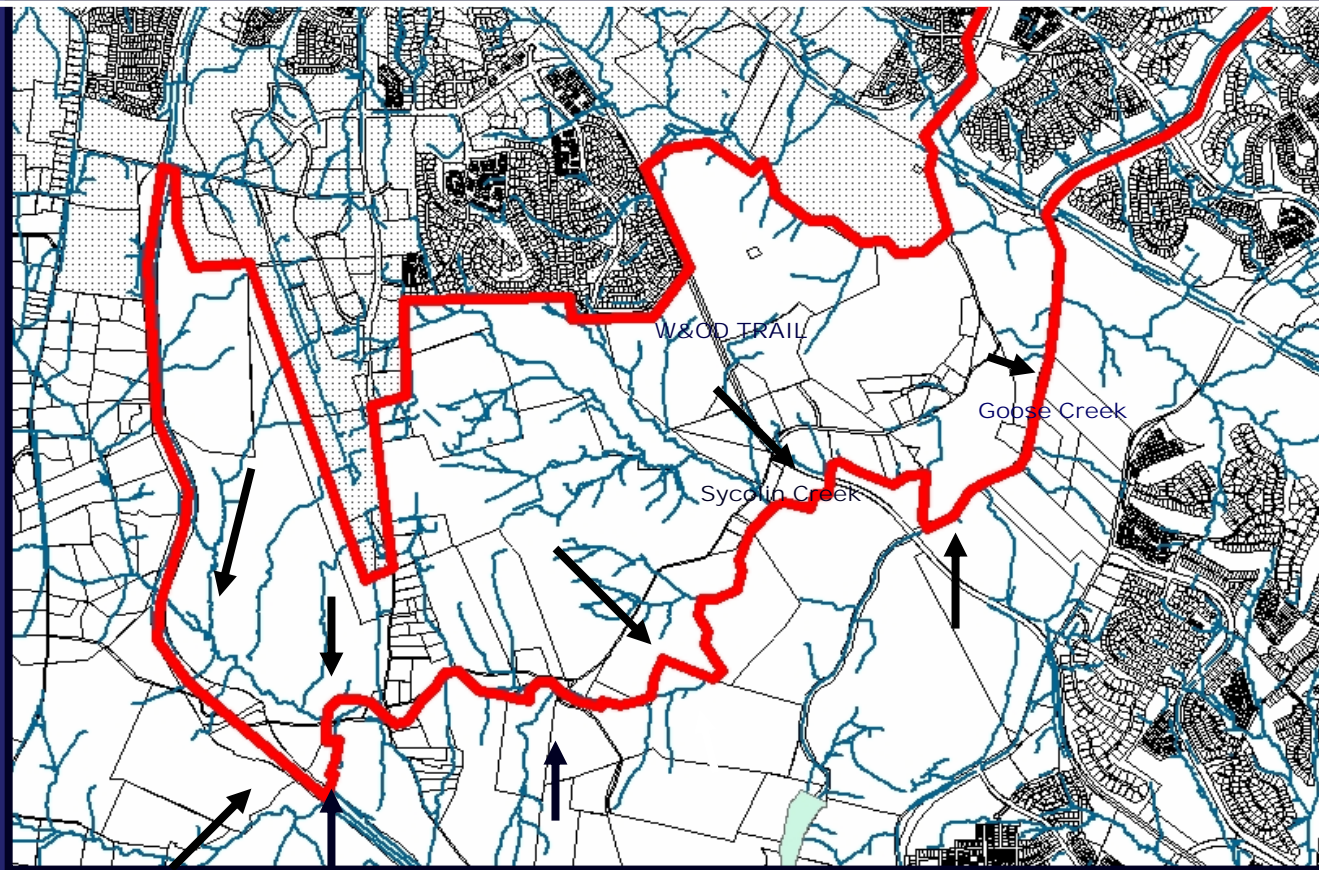




# Leesburg Executive Airport Considerations

- Reliever status – important component of National Airspace System
- Land use authority - local jurisdictions
- Local commitment influences state and federal commitment
  - Planning
  - Regulations
  - Rezoning

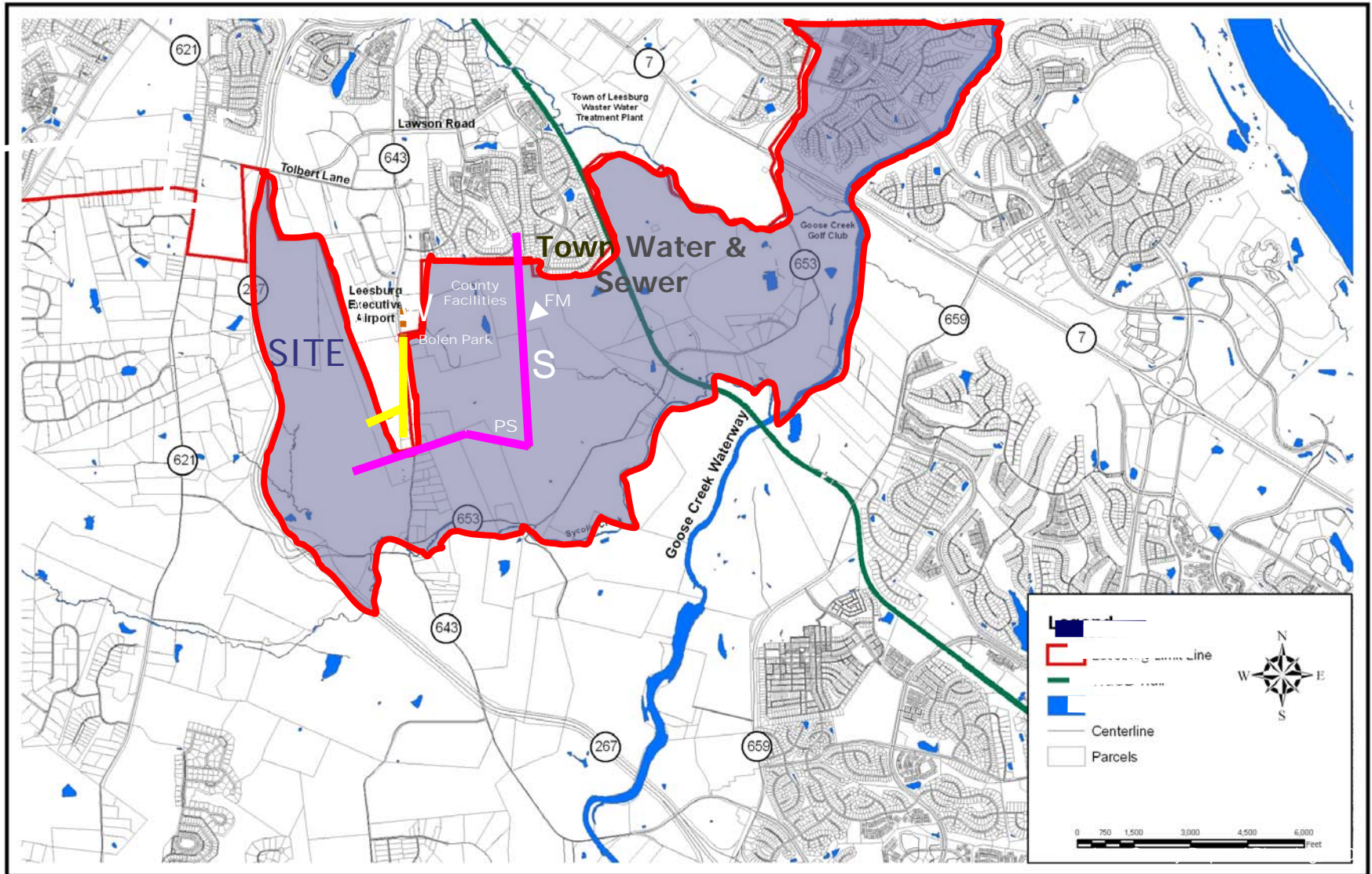
# Utility Issues: Sycolin Watershed Drainage



Arrows indicate direction of drainage toward Sycolin or Goose Creeks

Loudoun County Dept. of Planning, 2003

# Planned Water & Sewer Systems In Lower Sycolin Creek Subwatershed



# Concerns About Proposed Utility Policy Change

- More ambiguous for Town, County and property owners
- Uncertainty for timing of utility provision to County-owned facilities
- Implications for Town's future annexation intentions

## Concerns about PC's Recommendation

- Need collaborative decision about utility service in JLMA

# Transportation

- Policy and map changes would add a ramp from the Greenway to the site
- CTP typically does not identify such features.



# Staff Recommendation

No change to existing Plan policy:

- Business Employment/Keynote strategy
- Gateway location - ideal for Employment uses
- Residential is incompatible with the Airport
- Site-specific land use mix for Business Community not consistent with County's current land use mix
- Proposed utility policy is less clear than existing policy
- Naming the LCSA as the provider does not promote collaborative decision making about service delivery or future growth of Town
- Utility policy has implications for future growth of Leesburg
- Transportation policy is not necessary

**CPAM 2006-0002**  
**Crosstrail**

**Board of Supervisors Public Hearing**  
**November 14, 2006**